039.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	644,900 / 644,900
					USE VALUE:	644,900 / 644,900
					ASSESSED:	644,900 / 644,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-17	PURCELL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHU GAOZHONG
Owner 2:	SUN XIUDONG
Owner 3:	
Street 1:	680 SOUTH AVENUE UNIT 15
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02493 Type:

PREVIOUS OWNER

Owner 1:	BRADY WILLIAM J & KATHLYN J -
Owner 2:	-
Street 1:	15 PURCELL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Raised Ranch Building built about 1969, having primarily Wood Shingle Exterior and 1833 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6001.000	260,900		384,000	644,900
Total Card	0.138	260,900		384,000	644,900
Total Parcel	0.138	260,900		384,000	644,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.83 | /Parcel: 351.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	260,900	0	6,001.	384,000	644,900		Year end	12/23/2021
2021	104	FV	260,900	0	6,001.	384,000	644,900		Year End Roll	12/10/2020
2020	104	FV	260,800	0	6,001.	384,000	644,800	644,800	Year End Roll	12/18/2019
2019	104	FV	244,000	0	6,001.	348,000	592,000	592,000	Year End Roll	1/3/2019
2018	104	FV	244,000	0	6,001.	330,000	574,000	574,000	Year End Roll	12/20/2017
2017	104	FV	244,000	0	6,001.	288,000	532,000	532,000	Year End Roll	1/3/2017
2016	104	FV	244,000	0	6,001.	246,000	490,000	490,000	Year End	1/4/2016
2015	104	FV	225,600	0	6,001.	228,000	453,600	453,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRADY WILLIAM J	1249-16		3/1/2002		405,000	No	No		
	837-15		1/14/1999		251,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2009	481	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/11/2009	Meas/Inspect	197	PATRIOT
2/24/2000	Inspected	270	PATRIOT
2/18/2000	Measured	197	PATRIOT
8/16/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6001		Sq. Ft.	Site		0	64.	1.00	3									384,018						384,000	

Total AC/HA: 0.13776 | Total SF/SM: 6001 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 384,018 | Spl Credit: | Total: 384,000

User Acct

26199

GIS Ref

GIS Ref

Insp Date

11/01/18

!3240!

PRINT

Date	Time
12/29/21	22:48:30

LAST REV

Date	Time
09/09/19	11:00:50

apro

PAT ACCT. 3240

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	26199
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	25.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		25.9	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.03329062
Adj $ / SQ:	132.520
Other Features:	107822
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352093
Depreciation:	91192
Depreciated Total:	260901

COMMENTS

DOWNSTAIRS CENTRAL AIR ONLY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

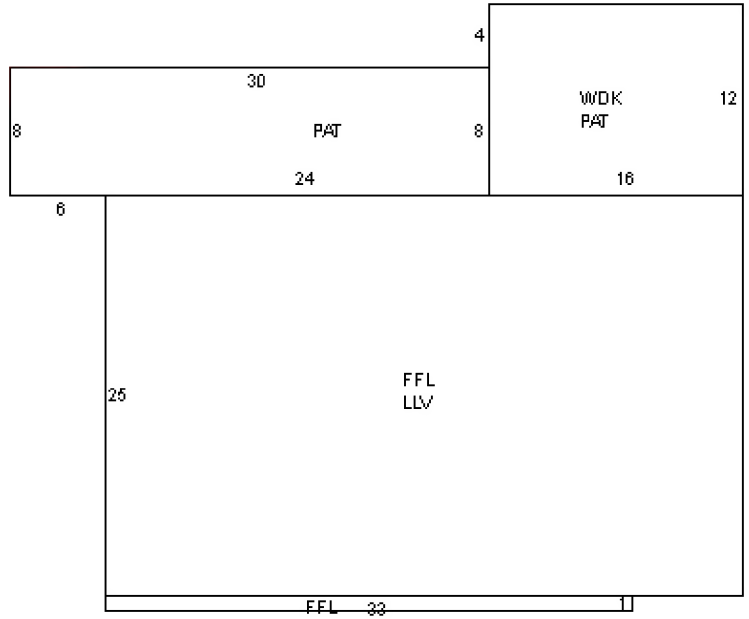
No Unit	RMS	BRS	FL
1	6	2	
1	3	1	
Totals			
2	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	132.52
Special Features:	0	Val/Su Net:	98.19
Final Total:	260900	Val/Su SzAd	252.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,033	132.520	136,893
LLV	Lower Level	1,000	103.760	103,763
PAT	Patio	432	3.220	1,392
WDK	Deck	192	11.580	2,224

Net Sketched Area:	2,657		Total:	244,272	
Size Ad	1033	Gross Area	2657	FinArea	1833

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

039.0-0007-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: